154.0	0004	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,800 /	621,800
					USE VALUE:	621,800 /	621,800
					ASSESSED:	621,800 /	621,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROBEL CARL A & ELIZABETH J
Owner 2:	
Owner 3:	
Street 1:	55 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4900.000	162,900	5,300	453,600	621,800
Total Card	0.112	162,900	5,300	453,600	621,800
Total Parcel	0.112	162,900	5,300	453,600	621,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 616.87 | /Parcel: 616.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 102873

GIS Ref:

GIS Ref:

Insp Date: 06/27/18

!12128!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0004-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	163,000	5300	4,900.	453,600	621,900	621,900	Year End Roll	12/18/2019
2019	101	FV	149,800	5600	4,900.	425,300	580,700	580,700	Year End Roll	1/3/2019
2018	101	FV	149,800	5600	4,900.	351,500	506,900	506,900	Year End Roll	12/20/2017
2017	101	FV	149,800	5600	4,900.	323,200	478,600	478,600	Year End Roll	1/3/2017
2016	101	FV	149,800	5600	4,900.	294,800	450,200	450,200	Year End	1/4/2016
2015	101	FV	149,100	5800	4,900.	289,200	444,100	444,100	Year End Roll	12/11/2014
2014	101	FV	149,100	5800	4,900.	268,800	423,700	423,700	Year End Roll	12/16/2013
2013	101	FV	149,100	5800	4,900.	255,700	410,600	410,600		12/13/2012

PRINT

Date	Time
12/11/20	02:14:26

LAST REV

Date	Time
07/30/18	12:27:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12128

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10700-452		11/30/1964			No	No		N

USER DEFINED

Prior Id # 1:	102873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2011	547	Re-Roof	7,800					
3/21/1996	75		15,000					ADD 1 CAR GARAGE
8/4/1995	452		2,500					FOUNDATION/GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	336	PATRIOT
4/25/2000	Inspected	276	PATRIOT
11/24/1999	Measured	256	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

Total AC/HA: 0.11249 | Total SF/SM: 4900 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 453,599 | Spl Credit | Total: 453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	64655
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	236154
Depreciation:	73208
Depreciated Total:	162946

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

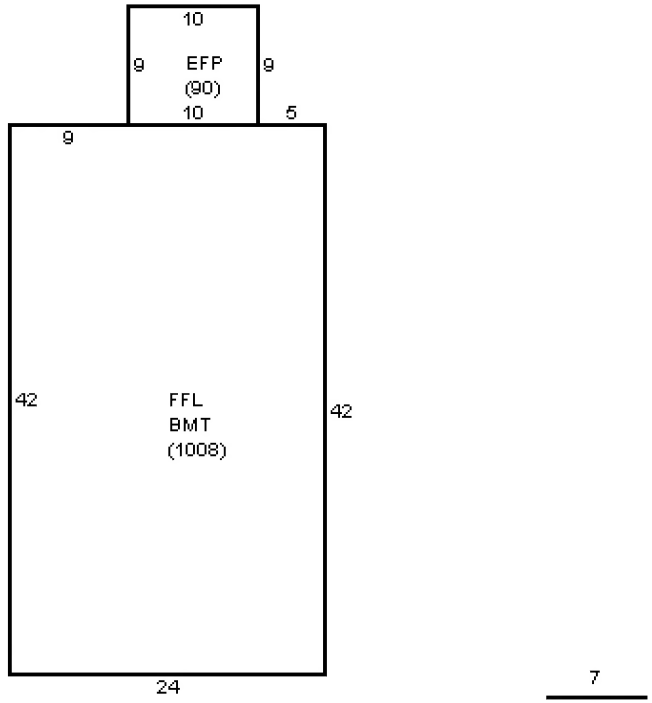
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.97
Special Features:	0	Val/Su Net:	77.35
Final Total:	162900	Val/Su SzAd	161.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	38.090	38,395
FFL	First Floor	1,008	126.970	127,983
EFP	Enclos Porch	90	56.900	5,121

Net Sketched Area:	2,106			Total:	171,499
Size Ad	1008	Gross Are	2106	FinArea	1008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X20	A	AV	1970	24.14	T	39.2	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300

IMAGE

AssessPro Patriot Properties, Inc